



Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No. 46,298

PH-6 AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2315, 2401, 2419, 2501, 2517, 2601, 2605 AND 2613 HAMPTON BOULEVARD, 1250 WEST 24TH STREET, 1215, 1217, 1221 AND 1225 WEST 25TH STREET, 1204, 1207 AND 1209 WEST 26TH STREET, AND 2330 BOWDENS FERRY IN ORDER TO CHANGE CONDITIONS ON PROPERTY ZONED CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 2315, 2401, 2419, 2501, 2517, 2601, 2605 and 2613 Hampton Boulevard, 1250 West 24th Street, 1215, 1217, 1221 and 1225 West 25th Street, 1204, 1207 and 1209 West 26th Street, and 2330 Bowdens Ferry Road are hereby rezoned from conditional C-2 (Corridor Commercial) to conditional C-2 (Corridor Commercial) in order to change the conditions. The properties which are the subject of this rezoning are more fully described as follows:

Properties fronting 181 feet, more or less, along the western line of Hampton Boulevard south of West 24th Street, 239 feet, more or less, along the southern line of West 24th Street, 227 feet, more or less, along the western line of Hampton Boulevard north of West 24th Street, 191 feet, more or less, along the northern line of West 24th Street, 1,027 feet, more or less, along the southern line of West 25th Street, 510 feet, more or less, along the eastern line of Bowdens Ferry Road, and bounded on the south by the Norfolk Southern railroad right-of-way; and properties fronting 317 feet, more or less, along the northern line of West 25th Street, 225 feet, more or less, along the western line of Hampton Boulevard, and 230 feet, more or less, along the southern line of West 26th Street; and properties fronting 256 feet, more or less, along the northern line of West 26th Street, 233 feet, more or less, along the western line of Hampton Boulevard, and 119 feet, more or less, along the southern line of West 27th Street;

all of which premises are numbered 2315, 2401, 2419, 2501, 2517, 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24th Street, 1215, 1217, 1221 and 1225 West 25th Street, 1204, 1207 and 1209 West 26th Street, and 2330 Bowdens Ferry Road.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall be developed to reflect the general massing, materials, fenestration, and design elements for the building as shown in the elevations entitled "Railyard at Lambert's Point," prepared by Guernsey Tingle Architects, dated February 12, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.
- (b) The site shall be developed generally in conformance with the attached conceptual site plan entitled "Railyard at Lambert's Point," prepared by Guernsey Tingle Architects, dated February 12, 2016, attached hereto and marked as "Exhibit B," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (2 pages)

Exhibit B (1 page)

Adopted by Council March 22, 2016
Effective March 22, 2016

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: _____
DEPUTY CITY CLERK

Exhibit A

